



## 4 Wellesley Terrace N1 7NA

**Modern 1,495 sq.ft.  
first floor office to let**

- Two meeting rooms
- Air conditioning set within a suspended tiled ceiling
- Full functioning kitchen area
- WC'S and shower room
- Private perimeter terrace

# 4 Wellesley Terrace, London, N1 7NA

## Description

4 Wellesley Terrace is located within 'The Link', a modern and popular mixed use development on the north side of City Road. The property is within the Old Street district, with Old Street Roundabout being 0.3 miles to the east and within a five-minute walk.

## Location

The area is very well served by numerous cafés, bars, restaurants and hotels such as; The Eagle, Nando's, Pret A Manger, Tonic & Remedy, Westland Coffee and Wine, M by Montcalm, Ceviche, Z Hotel, The Old Fountain, The Draft House, Nightjar, Honest Burgers, Bone Daddies and Shoreditch Grind.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
1st	1,495	138.89	Available
<b>Total</b>	<b>1,495</b>	<b>138.89</b>	

## Specification

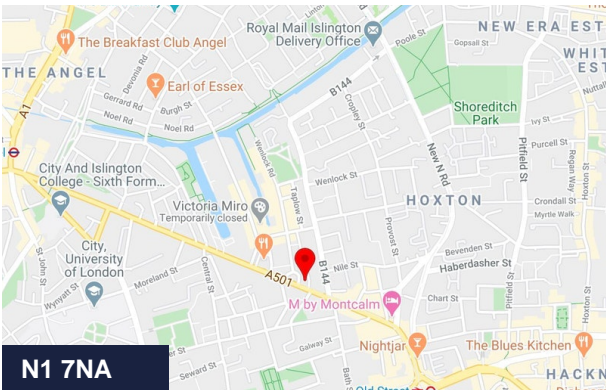
- Air-conditioning
- WC's and shower room
- Passenger lift
- Entryphone system
- Raised access floor
- Modern light fittings

## Viewings

Strictly by appointment

## Terms

New FRI lease terms to be agreed



## Summary

Rates Payable	£16.00 per sq ft
	Interested parties to make their own enquiries with the local authorities
Service Charge	£2.00 per sq ft
EPC Rating	Upon Enquiry

## Viewing & Further Information

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